

CITY OF SEATTLE SEPA ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Legislation to create a new Major Development Plan process

2. Name of applicant:

City of Seattle, Department of Planning and Development

3. Address and phone number of applicant and contact person:

Department of Planning and Development
700 5th Avenue, Suite 2000, Seattle, Washington 98104
David W. Goldberg, Urban Planner, (206) 615-1447

4. Date checklist prepared:

June 18, 2014

5. Agency requesting checklist:

City of Seattle, Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):

Approval by Seattle City Council and Mayor in 2014

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None currently anticipated,

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A SEPA environmental determination will be prepared for this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no pending applications as this is a new permitting process.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval by Seattle City Council and Mayor.

11. Give brief, complete description of your proposal, including the proposed uses and the site of the project. There are several questions later in this

checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

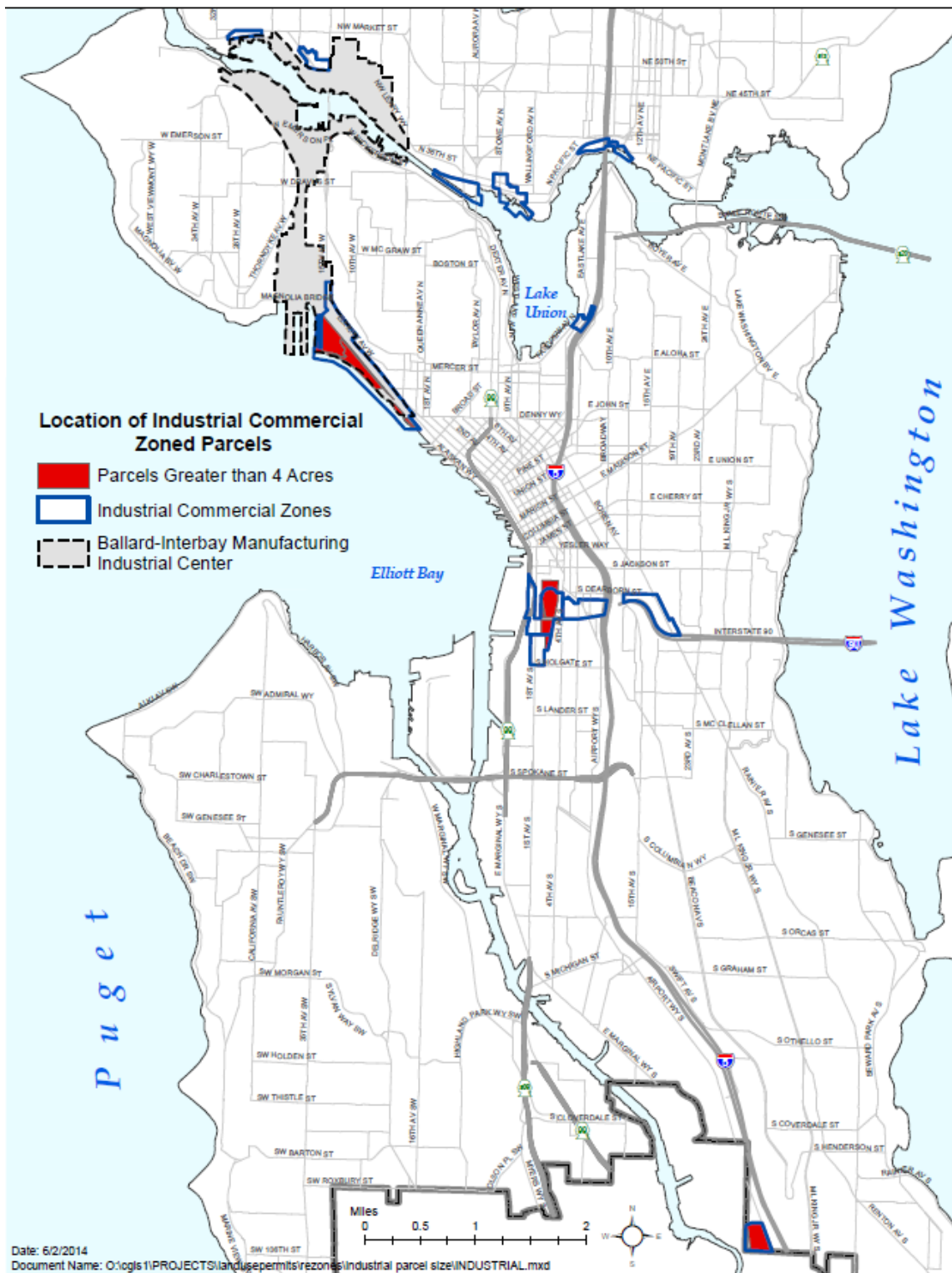
The legislative proposal amends the Land Use Code to add a new subsection 23.50.017 Major Development Plan (MDP), to create an optional Major Development permitting process for certain development zoned industrial-commercial in the Ballard-Interbay-Northend Manufacturing/Industrial Center (BINMIC). This process would be applicable to multiple building projects on sites larger than 5 acres within Industrial Commercial zoned areas in the BINMIC that are complex enough to require construction phasing over an extended period of time, excluding Major Institutions.

The proposal also amends other related sections of the land use code to address permitting processes and permit timelines as follows:

- Table A for 23.76.004 is amended to establish Minor amendment or extension to a Major Development Permit compliance of projects with an approved Major Development Permit as Type 1 land use decisions.
- 23.76.006 is amended to include Master Use Permit requirements for Major Development Plans.
- 23.76.011 is amended to include noticing requirements related to Major Development Plans.
- 23.76.032 is amended to define the expiration and renewal requirements for a Major Development Permit.
- 23.84A.025 is amended to add a definition of Major Development Plan and amend the definition of Major Phased Development.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project action that involves legislation. The legislative proposal is available to be used in those areas zoned Industrial Commercial in the BINMIC area. A map of these IC zoned areas is included on the following page.



Location of Industrial Commercial Zones within the Ballard-Interbay Northend Manufacturing/Industrial Center

TO BE COMPLETED BY APPLICANT: EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other:

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC with varying topography and soils. Industrial Commercial zones within the BINMIC are located as shown on the map including on page 3. The areas that meet the applicability requirements, and therefore may use the proposed permit process, are generally flat.

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. This is a non-project action affecting several parcels in the Industrial Commercial zone in the BINMIC with varying slopes.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC with varying soils. The areas that meet the applicability requirements, and therefore may use the proposed permit process, generally have Qtf - Tideflat deposits.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC. The areas that meet the applicability requirements, and therefore may use the proposed permit process, are designated liquefaction zones..

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. This is a non-project action that doesn't include a development proposal.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action that doesn't include a development proposal.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. This is a non-project action that doesn't include a development

proposal.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed. This is a non-project action that doesn't include a development proposal.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This is a non-project action that doesn't include a development proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable. This is a non-project action that doesn't include a development proposal..

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None proposed. This is a non-project action that doesn't include a development proposal.

3. Water

- a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC. The areas that meet the applicability requirements, and therefore may use the proposed permit process, are adjacent to Elliott Bay.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action that doesn't include a development proposal.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is a non-project action that doesn't include a development

proposal.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action that doesn't include a development proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable. This is a non-project action potentially affecting multiple parcels throughout the Industrial Commercial zone in the BINMIC. The areas that meet the applicability requirements, and therefore may use the proposed permit process, generally are not in flood prone areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable. This is a non-project action that doesn't include a development proposal.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action that doesn't include a development proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable. This is a non-project action that doesn't include a development proposal.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is a non-project action that doesn't include a development proposal.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable. This is a non-project action that doesn't include a development

proposal.

d. Proposed measures to reduce or control surface, ground, or runoff water impacts, if any:

None proposed. This is a non-project action that doesn't include a development proposal.

4. Plants

a. Check or circle types of vegetation found on the site:

As a non-project action, this question is not applicable. A variety of vegetation can be found within Industrial Commercial zoned site in the BINMIC.

- ☐ - deciduous tree: alder, maple, aspen, other
- ☐ - evergreen tree: fir, cedar, pine, other
- ☐ - shrubs
- ☐ - grass
- ☐ - pasture
- ☐ - crop or grain
- ☐ - wet soil plants: cattail, buttercup, bulrush, skunk- cabbage, other
- ☐ - water plants: water lily, eelgrass, milfoil, other
- ☐ - other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Not applicable. This is a non-project action that doesn't include a development proposal.

c. List threatened or endangered species known to be on or near the site.

Not applicable. This is a non-project action potentially affecting multiple parcels in the Industrial Commercial zone in the BINMIC. Some of these parcels may contain habitat for threatened or endangered species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed. This is a non-project action that doesn't include a development proposal.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

Not applicable. This is a non-project action potentially affecting multiple parcels throughout the Industrial Commercial zone in the BINMIC. A variety of birds and animals can be found within the city of Seattle.

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.**

Not applicable. This is a non-project action potentially affecting multiple parcels throughout the Industrial Commercial zone in the BINMIC. Some of these parcels may be near to or contain habitat for threatened or endangered species.

- c. Is the site part of a migration route? If so, explain.**

Not applicable. This is a non-project action potentially affecting multiple parcels throughout the Industrial Commercial zone in the BINMIC. Parts of the city of Seattle are on migration routes for anadromous fish and species of birds.

- d. Proposed measures to preserve or enhance wildlife, if any:**

None proposed. This is a non-project action that doesn't include a development proposal.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

None proposed. This is a non-project action that doesn't include a development proposal.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable. This is a non-project action that doesn't include a development proposal.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None proposed. This is a non-project action that doesn't include a development proposal.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to**

toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable. This is a non-project action affecting multiple parcels.

1) Describe special emergency services that might be required.

Not applicable. This is a non-project action that doesn't include a development proposal.

2) Proposed measures to reduce or control environmental health hazards if any:

None proposed. This is a non-project action that doesn't include a development proposal.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

Not applicable. This is a non-project action affecting multiple parcels throughout the City.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

Not applicable. This is a non-project action that doesn't include a development proposal.

3) Proposed measures to reduce or control noise impacts, if any:

None proposed. This is a non-project action that doesn't include a development proposal.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC. These parcels predominately contain industrial, light industrial and manufacturing, commercial, and research and development uses. The parcels are proximate to more intensively developed commercial and residential zones.

b. Has the site been used for agriculture? If so, describe.

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC.

c. Describe any structures on the site.

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC.

d. Will any structures be demolished? If so, what?

Not applicable. This is a non-project action that doesn't include a development proposal.

e. What is the current zoning classification of the site?

This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC.

f. What is the current comprehensive plan designation of the site?

This proposal only applies to Industrial Commercial zoned properties in the BINMIC, that are designated as "Industrial Areas".

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. This is a non-project action affecting several parcels in the Industrial Commercial zone in the BINMIC. The applicable classifications include:

- Urban Industrial
- Conservation Management

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not applicable to this non-project proposal. However, some of the affected parcels may contain environmentally sensitive areas. The areas that meet the applicability requirements, and therefore may use the proposed permit process, may be in a liquefaction zone.

i. Approximately how many people would reside or work in the completed project?

Not applicable. This is a non-project action that doesn't include a development proposal.

j. Approximately how many people would the completed project displace?

Not applicable. This is a non-project action that doesn't include a development proposal.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed. This is a non-project action that doesn't include a development proposal.

l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:

None proposed. This is a non-project action that doesn't include a development proposal.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not applicable to this non-project proposal. Only Artist Studio Dwelling and Caretaker's Quarters are allowed as Conditional Uses the Industrial Commercial zone.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable to this non-project proposal.

- c. Proposed measures to reduce or control housing impacts, if any:**

None proposed. This is a non-project action that doesn't include a development proposal.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC. The tallest allowed height in the Industrial Commercial zone is 85 feet.

- b. What views in the immediate vicinity would be altered or obstructed?**

Not applicable. This is a non-project action potentially affecting multiple parcels throughout the Industrial Commercial zone in the BINMIC.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable. This is a non-project action that doesn't include a development proposal. When a development proposal is submitted, existing SEPA policies allow for mitigation to protect views from SEPA-listed viewpoints.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. This is a non-project action that doesn't include a development proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable. This is a non-project action that doesn't include a development proposal.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This is a non-project action that doesn't include a development proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This is a non-project action that doesn't include a development proposal.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC. Some of these parcels may contain or be adjacent recreation opportunities including parks and trails.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This is a non-project action that doesn't include a development proposal.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed. This is a non-project action that doesn't include a development proposal.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC. Some of these parcels may contain places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Not applicable. This is a non-project action affecting several parcels in the Industrial Commercial zone in the BINMIC.

c. Proposed measures to reduce or control impacts, if any:

None proposed. This is a non-project action that doesn't include a development proposal.

14 . Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

Not applicable.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC. Transit service is generally available throughout these areas.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable. This is a non-project action that doesn't include a development proposal.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private)

Not applicable. This is a non-project action that doesn't include a development proposal.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable. This is a non-project action that doesn't include a development proposal.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable. This is a non-project action that doesn't include a development proposal.

g. Proposed measures to reduce or control transportation impacts, if any.

This is a non-project action that doesn't include a development proposal...

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools,

other)? If so, generally describe.

Not applicable. This is a non-project action that doesn't include a development proposal.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed. This is a non-project action that doesn't include a development proposal.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Not applicable. This is a non-project action potentially affecting several parcels in the Industrial Commercial zone in the BINMIC.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

Not applicable. This is a non-project action that doesn't include a development proposal.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: (signature on file)

David W. Goldberg
Urban Planner, Department of Planning and Development

Date Submitted: June 18, 2014

This checklist was reviewed by: _____

(signature on file)

Cheryl Waldman
Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed changes do not alter zoning or other environmental controls regulating the discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise, and therefore would not affect such aspects of a development proposed under the new subsection.

Proposed measures to avoid or reduce such increases are:

A proposal using the Major Development Plan permit process would complete a thorough environmental review. The two projects that have used the similar Major Planned Development process – Immunex (now Amgen) located along the Elliott Street corridor, and the Bill and Melinda Gates Foundation Headquarters located to the east of the Seattle Center – complete detail Environmental Impact Statements. An EIS would identify impacts resulting from discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise and propose measures to mitigate those impacts.

Coordinated environmental review of a multi-building project could result in a greater understanding of any cumulative impacts, as well as more comprehensive mitigation measures. The proposed Land Use code sections requires that, "A MDP shall not be approved unless the Director concludes that anticipated environmental impacts, including but not limited to access, traffic, open space, shadows, construction impacts and air quality, are not significant or can be effectively identified and conditions imposed to mitigate impacts over the life of the MDP."

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed changes would result in no direct impacts to plants, animals, fish and marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

A proposal using the Major Development Plan process would complete a thorough environmental review that identified impacts to plants, animals, fish and marine life and proposed measures to mitigate those impacts.

Coordinated environmental review of a multi-building project could result in a greater understanding of any cumulative impacts to plants, animals, fish and marine life, as well as more comprehensive mitigation measures. The proposed Land Use code sections

requires that, "A MDP shall not be approved unless the Director concludes that anticipated environmental impacts, including but not limited to access, traffic, open space, shadows, construction impacts and air quality, are not significant or can be effectively identified and conditions imposed to mitigate impacts over the life of the MDP."

3. How would the proposal be likely to deplete energy or natural resources?

The proposed changes are not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

A proposal using the Major Development Plan process would complete a thorough environmental review that identified impacts to energy and natural resources, and proposed measures to mitigate those impacts.

Coordinated environmental review of a mutli-building project could result in a greater understanding of any cumulative impacts to energy and natural resources, as well as construction and operational measures that might conserve those resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal does not alter environmental regulations, and therefore would not affect impacts to environmentally sensitive areas of a development proposed under the new subsection. A proposal using the Major Development Plan process would complete a thorough environmental review.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The requirement for a development plan could provide an opportunity to avoid or minimize such impacts by considering how the placement of structures could avoid or reduce impacts.

A proposal using the Major Development Plan process would complete a thorough environmental review that identified impacts environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, and proposed measures to mitigate those impacts.

Coordinated environmental review of a mutli-building project could result in a greater understanding of any cumulative impacts to environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, as well as more comprehensive mitigation measures. The proposed Land Use code sections requires that, "A MDP shall not be approved unless the Director concludes that anticipated environmental impacts, including but not limited to access, traffic, open space, shadows, construction impacts and air quality, are not significant or can be effectively identified and conditions imposed to mitigate impacts over the life of the MDP."

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal does not affect the provisions of the underlying Industrial Commercial zone or the Shoreline Master Program. Development would be required to meet the provisions of both elements of Seattle's Code.

Proposed measures to avoid or reduce shoreline and use impacts are:

The requirement for a development plan would provide an opportunity to avoid or minimize such impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed changes do not change the underlying zoning and consequently will not increase development potential. However, as this amendment is anticipated to appeal to larger scale research and development, or technology developments, there may be resulting localized increased demands on transportation or public services and utilities due to the intensity of such development.

Proposed measures to reduce or respond to such demand(s) are:

The proposed legislation includes a requirement that the applicant complete a transportation management plan would reduce impacts to the transportation system by providing physical and programmatic improvements that reduce people commuting alone in their cars to their jobs, and promoted alternatives such as walking, bicycling, taking transit and carpooling.

A proposal using the Major Development Plan process would complete a thorough environmental review that identified increase demands on transportation or public services and utilities, and proposed measures to mitigate those impacts.

Coordinated environmental review of a multi-building project could result in a greater understanding of any cumulative impacts to increase demands on transportation or public services and utilities, as well as more comprehensive mitigation measures. The proposed Land Use code sections requires that, "A MDP shall not be approved unless the Director concludes that anticipated environmental impacts, including but not limited to access, traffic, open space, shadows, construction impacts and air quality, are not significant or can be effectively identified and conditions imposed to mitigate impacts over the life of the MDP."

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments are believed to avoid conflicts with local, state or federal laws and requirements for protection of the environment.

Growth Management Act Planning Goals

The Statewide growth Management Act establishes a framework and regulations governing planning and land use based on a strategy of planning for growth.

1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

City of Seattle Comprehensive Plan

The Seattle Comprehensive Plan includes multiple relevant goals and policies including ones that encourage development in the City that might otherwise occur in a less sustainable suburban environment.

Within this context, this ordinance provides a way to permit multiple building projects on sites larger than 5 acres within Industrial Commercial zoned areas within the BINMIC that, by the nature of its size or function, are complex enough to require construction phasing over an extended period of time. It will increase the likelihood of coordinated environmental review and development.

ED12 *Seek ways to create a local business environment that promotes the establishment, retention, and expansion of high-technology industries in the city. Where possible, look for opportunities to link these businesses to existing research institutions, hospitals, educational institutions and other technology businesses.*

ED13 *Seek ways to assist clusters of related businesses in advanced manufacturing, information technology and biotechnology to collaborate more closely with one another and to market themselves as magnets for capital, research talent and high-skill jobs.*

The proposed changes would not reduce the City's development capacity below the capacity necessary to accommodate Seattle's project share of King county household growth over the next 20 years.